

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting, March 19, 2004
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room - 9:00 a.m.

ROLL CALL

ADMINISTRATIVE

For further information regarding this agenda, please call (858) 694-3816.

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents. Note: The aforementioned does not apply to materials that are presented at the meeting as a part of a visual presentation.

1. Director's Report to the Commission

Items to be discussed include:

- Briefing on actions of the Board of Supervisors
- Planning and Environmental Review Board/Action Sheet Report
- Finances and Budget
- GP 2020 Meeting Schedule

CONSENT AGENDA

2. Public Request to be Heard

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

3. Approval of Minutes: February 6, 2004; February 20, 2004

CONTINUED ITEMS**4. Sprint PCS, Minor Use Permit ZAP 03-084, Valle de Oro Community Plan Area (Continued from hearing of February 20, 2004) (Bunnemeyer)**

This is an appeal filed by the Valle de Oro Community Planning Group of the Zoning Administrator's December 16, 2003 approval of Minor Use Permit ZAP 03-084 for a wireless telecommunication facility. The application is for a Minor Use Permit in accordance with Section 1355, 2184.b, and 7358 of the Zoning Ordinance to authorize the location and use of an unmanned wireless telecommunications facility located within the County right-of-way on Edgewood Drive in the Valle de Oro Community Planning Area. The proposed project is a request to attach two omni antennas and one GPS antenna to a 10-foot wide cross arm on a new 34-foot tall SDG&E support pole that will replace the existing 29-foot SDG&E support pole. The replaced pole will be located on the northwest side of Edgewood Drive, 34 feet from centerline of the street. The concrete equipment pad, which will accommodate 2 cabinets will be located across the street, 5 feet back from the travel way and approximately 53 feet to the southeast of the replaced pole. The subject area is zoned RR (Rural Residential) with the General Plan Designation (3) Residential and allows a Minor Impact Utilities use with approval of a Minor Use Permit pursuant to Section 2184.b of the Zoning Ordinance.

5. Sprint PCS, Minor Use Permit ZAP 03-085, Valle de Oro Community Plan Area (Continued from the hearing of February 20, 2004) (Bunnemeyer)

This is an appeal filed by the Valle de Oro Community Planning Group of the Zoning Administrator's December 16, 2003 approval of Minor Use Permit ZAP 03-085 for a wireless telecommunication facility. The application is a request for a Minor Use Permit in accordance with Section 1355, 2184.b, and 7358 of the Zoning Ordinance to authorize the location and use of an unmanned wireless telecommunications facility located within the Public right-of-way of Conrad Drive. The proposed project is a request to attach two omni antennas and one GPS antenna to an existing 43-foot tall SDG&E utility pole. The existing pole is located on the north side of Conrad Drive and the underground equipment vault will be placed across the street on the south side of Conrad Drive and surrounded by landscaping. The area is zoned RR (Rural Residential) with the General Plan Designation (3) Residential.

REGULATORY PROJECTS**6. Sprint PCS, Major Use Permit, P03-097; Bonsall Community Sponsor Group Area (Forsythe)**

This is a request for an unmanned wireless telecommunications facility camouflaged inside an existing 26-foot high chimney of a single-family residence on a 5-acre parcel at 6878 Virgin Islands Road in Bonsall. The project also includes support equipment located on the western side of the house. The antennas will be camouflaged within a 1-foot "pop-out" from the existing chimney. The lower part of the pop-out will use wood and stucco while those parts of the structure in front of the antennas will use a radio frequency transparent material constructed and painted to match the color and texture of the chimney. The equipment cabinets will be placed behind a chain link fence in the same area of the house site as the air conditioning unit for the house and pumps for the pool.

7. Jay Foltz, TM 5206RPL¹, P00-010, R00-005 (Stocks)

This is a request for a Planned Development that proposes to subdivide 3.4 acres into 12 residential lots and four other lots devoted to recreation and road purposes. The residential lots range in size from 6,000 square feet to 9,400 square feet. The Planned Development consists of a Tentative Map and a Major Use Permit pursuant to Section 6600 of the Zoning Ordinance. The project also proposes to change the existing zoning over a portion of the site to delete the Historic Site Special Area Regulations (H Designator). The site is subject to the (5) Residential Land Use Designation (4.3 dwelling units per gross acre) and the zoning includes the RS4 Single Family Residential Use Regulation. The project is located east of First Street, just north of the intersection with Bradley Avenue in the unincorporated portion of the County known as Pepper Drive-Bostonia.

POLICY AND ORDINANCE DEVELOPMENTS**8. An Ordinance Amending the Zoning Ordinance Related to Farm Employee Housing (POD 03-04) (Forsythe)**

On March 17, 1999 (1), the Board of Supervisors approved an extension of the Farm Employee Housing Fee Waiver Program to June 30, 2004. The purpose of the current action is to extend the program to June 30, 2009. The program is the result of Community Development Block Grant (CDBG) Funds first awarded the County by the Department of Housing and Urban Development in 1990. Under the program specified fees and deposits are waived for various permits, including building and septic permits and Department of Public Works fees. Park Lands Dedication Ordinance fees are also waived, although those fees are not recoverable through the grant funds. The amendment is before the Planning Commission because it includes an amendment to extend the program five years in the Zoning Ordinance. There are also County Code amendments but the

Planning Commission does not have jurisdiction over the County Code. Those amendments are attached to this report as part of the Ordinance and for informational purposes.

ADMINISTRATIVE

9. Report on actions of Planning Commission's Subcommittees.
10. Designation of member to represent Commission at Board of Supervisors.
11. Discussion of correspondence received by Planning Commission.

DEPARTMENT REPORT

12. Scheduled Meetings.

March 19, 2004

DEPARTMENT REPORT

12. Scheduled Meetings

April 2, 2004	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 30, 2004	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 14, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 28, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 11, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 25, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 9, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 23, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 6, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 20, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 3, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 17, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

March 19, 2004

ADJOURNMENT

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.